



Neighborhood News

News and information for the residents of Wells Branch.
Vol. 28, Issue 1, January 2020

WBNA Needs YOU! by Debby Thompson, WBNA President

Each January, we invite you to renew your Wells Branch Neighborhood Association membership.

Your WBNA membership helps to protect the value of your home by keeping you informed about neighborhood crime, proposed developments that might affect property values (i.e. housing, toll road construction, school boundary changes) and community events.

We monitor crime statistics, have a very active neighborhood watch program, maintain excellent relationships with the sheriff's office and much more to ensure our members are informed. We were instrumental in getting Travis County on SpotCrime so that each and everyone of you could have the option of receiving daily reports about criminal activity in and around Wells Branch.

We attend regular MUD Board meetings and host public meetings for the school districts, county, TXDOT and our State Representative to stay informed on governmental activities that might affect your family or home.

In addition, The WBNA sponsors many events throughout the year that improve the neighborhood and help foster an even greater sense of community. Your dues, in addition to funds raised at the Fourth Fest Silent Auction, pay for the annual Easter Egg Hunt, National Night Out, Pumpkin Painting in the Park, our participation at Trunk or Treat and Luminary Fest, Candidate Forums and Safety Seminars throughout the year. In addition to these events, our Board and Members coordinate and volunteer their time for Wells Branch at our quarterly Extreme Clean events. Together with the WB MUD, we offer household waste collection, repurposing of household items through Austin Creative Reuse, Easter Seals and Habitat for Humanity, Austin Wildlife Rescue, and assorted pet rescues, recycling of metal, Styrofoam, electronic waste, and a collection of items for those experiencing homelessness four times a year with free shredding, coordinated yard chemical repurposing (off-site) and drug take-back twice a year.

Last, but certainly not least, the WBNA Neighborhood News (six issues per year), our website: wbna.us, and our Facebook page provide you with the latest information on what's going on in our community.

All of these activities are funded through membership, advertising in the newsletter and the 4th Fest Silent Auction. Sometimes we're stretched a little thin (like now). While you receive all the benefits of having an active neighborhood association for free, your \$20 membership really does make a difference in what we can provide. There's a membership form on the back page, a printable version on the website, and an enclosed envelope in this newsletter.

Can we count on your support this year?

TSCO Meeting on Mail Theft

Thursday, January 23, 2020 | 6:30pm
Wells Branch Community Center | 2106 Klattenhoff Drive

Mailbox break-ins this season seem too frequent to count. Join us this coming Thursday as we meet with the Travis County Sheriff's Office to find out what's being done about the recent rash of mail thefts and what we, as a community, can do to help.

We realize it's right after work, but we'll have munchies on hand to tide you over until you make it home!

2020 is the Year of Vision!

WBNA Annual Meeting & Elections

Thursday, February 20, 2020 | 7:00pm
Wells Branch Community Center | 2106 Klattenhoff Drive

Please bring your vision for our Wells Branch Neighborhood Association and become involved at a different level!

Wouldn't you like to give back to your neighborhood? Here is a great opportunity! We are seeking candidates to serve on the Board of Directors. We are also looking for those members who would like to volunteer by offering time and talent to the WBNA!

Are you great with layout? How about an opportunity to learn the backend of the WBNA newsletter? Do you have fundraising ideas? How about ideas for new events, educational seminars or activities? Do you want to be heard?

2020 is the beginning of a brand new decade, an election year, and it is **YOUR** year to make a difference in the WBNA.

It's easy! Just email info@wbna.us and let us know your interest!

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**WBNA Membership Renewal on Page 12.
Envelope Inside. Please Join!**

3 Health Tips I Wish I'd Known Before Years Of Failed Weight Loss Attempts by Sarah Buhidma Caudill

As we move into 2020, I want to share with you my 3 most vital tips to living your healthiest life in the New Year and the next decade.

I'm sharing these tips in terms of weight-loss, because that's a common health goal and one I have lots of experience with. The beauty of these tips is they have far-reaching benefits - you can apply them to any part of your life you wish to transform (yes, even Tip #3).

My experience with health and body transformation spans the better part of 25 years. I've fought with my body, felt uncomfortable in my skin, self conscious in my clothes, and all around unhappy with myself.

The following 3 tips helped me achieve my goal of a sustainable, healthy body weight, and find mental well-being in the process:

1) **Find Your Baseline** . Your "baseline behavior" is what you're currently doing. If you don't know what you're doing to maintain your current situation, then you have no way of knowing *what* to change. "*I just need to eat less.*" Less than what?? If you pick a random number of calories, you risk undereating, which can cause you to *gain* weight in the long run.

Here's what I did - I tracked everything I ate for 2 weeks in the My Fitness Pal app and used that to find my baseline. At the end of the two weeks, I had a clear picture of how many calories I was eating to maintain the weight I was carrying.

2) **Consistency Matters** . The key to consistent change over time is doing the same thing consistently. "*I'll just eat 500 calories a day for 6 days then give myself a cheat day on Sundays.*" My baseline measurements showed me that my caloric intake varied from day-to-day, sometimes by as much as 1,000 calories! I began to lose weight when I started eating the same calorie goal every day. Whatever new health habit you choose to incorporate, let it be something you can reasonably implement *for the rest of your life*.

Here's what I did - I chose a calorie goal to hit each day (based on my baseline numbers) and I hit as close to that as I could *ever* day . I also weighed myself daily when I woke up and kept track of it on a spreadsheet - this helped me see how my calories affected my weight. Because the calorie deficit was attainable and sustainable, I never felt the need to have a "blowout" day.

3) **Move yourself** . It's the key to anti-aging, both mentally and physically. And if you don't use it, you'll lose it. "*Ugh, I hate exercising!*" I didn't say "exercise." Find some *moving* activity that you *enjoy* . It could be taking a walk with your best friend or gardening. It could be wearing a step-tracker and walking around the mall.

Here's what I do - I practice both kickboxing and yoga. I love letting all my energy go when I'm punching and kicking a heavy bag. And then I love drawing my energy back in, as I mindfully move from one yoga pose to the next, with all my attention on my breath.

These two activities translate into both physical and mental well being for me I hope you find these tips as useful for you as they were for me. If you have questions, or would like to chat about applying these tips to your own life, you can find me at Fighting Fit Bootcamp.

Sarah and her husband Forrest own and operate Fighting Fit Bootcamp, 1779 Wells Branch Pkwy, Austin, TX 78728

Annual Community Health Fair

hosted by Fighting Fit Bootcamp

Please join us on Saturday, January 25 from 12:30pm to 2:30pm at Fighting Fit Bootcamp, 1779 WB Pkwy, for our Annual Health Fair. We're partnering with 10 local health-minded businesses to help you connect with the support you need to achieve your health and fitness goals in 2020. **This event is free and open to the public** . For more information, please email Sarah at sbuhidma@gmail.com



Chris' Weekly Specials

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2020 Girl Scout Cookie Sale!!!

by Emily Berver

Neighborhood Girl Scouts will be selling cookies through February 23. Stock up on your favorites such as Thin Mints, Caramel Delites, Peanutbutter Patties and Lemonades.

The Thanks a Lot cookies will be retired at the end of this season, so get them while you can. The gluten free Chocolate Chip Trios cookies are back again this year. Many of the popular cookie flavors are also vegan.

If you are unable to enjoy cookies, please consider donating cookies to military families (most GS troops participate in this program, called "Troop to Troop").

Cookies are still \$4 per box except for the Trios, which are \$5 per box. Proceeds from the sales go towards both the individual Troops and Central Texas Girls Scouts and make up a significant portion of program funding. All proceeds stay local! The cookie sale also helps the individual Girl Scouts learn about goal setting, decision making, money management, people skills and business ethics. Proceeds from last year's cookie sale help fund the Well Branch Community Library D&D Starter kits.

This site has links to nutritional info for all the GS cookies: abcbakers.com/abc-bakers/abc-bakers-choice-cookies/

Thank you for supporting Scouting!

Is Your Child Ready for Adventure?



If you have kids Kindergarten up through fifth grade they can join Cub Scout Pack 728 now. Boys and girls who join will start the adventure by joining in activities and earning advancements.

While Cub Scouts are doing new things, they discover and master new skills, gain self-

confidence, develop strong friendships, and give to the community through service projects. Pack 728 gets kids outdoors, this spring our campout will be at Buescher State Park. They're also learning STEM skills and enjoying fun activities like building and racing their own car for the Pinewood Derby races in January. We meet Wednesdays from 6:30 to 7:30 at Wells Branch Community Church, 2113 Wells Branch Pkwy, Austin, TX 78728.

We are the official Cub Scout Pack for Joe Lee Johnson, Wells Branch AIA and Jubilee Academy, but we also welcome kids from any school outside the neighborhood. For more info, contact **Wells Branch Pack 728** at WBpack728@gmail.com, or check us out at www.facebook.com/WellsBranchPack728



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WB Photo Club News by Margaret Sufke

Last October, Donna Malone invited our group to display our photographs in their local coffee shop and most recently, Malone's Specialty Coffee Roastery hosted the WBNA Calendar Contest winners. The photo contest gallery was so well received, Malone's Coffee decided to expand on the concept. In January, the club met at Malone's and set-up a gallery of our work. Make plans to drop by this great local coffee shop and view a dazzling selection of images from local photographers. The gallery will expand and grow with new images added frequently, so stop by often.

In February, Dave DeVore has offered to host a very special talk, originally presented to the Bastrop Audubon Society, on Wildlife Photography using some of his Africa shots from recent trips. This is quite a treat. We are looking forward to this session.

We'd also like to start making plans for the "spring flower runs". We've had some good suggestions in the past. Would anyone like to lead a trip?

Program updates will continue to be posted on the WB Google Group and the WBNA website. Remember, everyone is welcome and you do not need expensive equipment, any camera will do—even cell phones. It's all about the practice, while learning and sharing the hobby. Meetings are held the 2nd Tuesday of each month at 6:30pm in Room 101 of the WB Rec Center, 3000 Shoreline Drive.

Can you blow leaves into the street?

To some, the leaf blower has turned arm-tiring raking into an effortless task, while to others the continual drone of its motor is unwelcome. This common garden tool has become so controversial in some areas that communities have enacted laws regarding it. But whether you use a leaf blower or a rake, the restrictions imposed on where you can send the leaves are the same.

Don't Clog Storm Drains

Blowing leaves into the street gets them out of your yard, but they eventually end up somewhere. For municipal streets, it's usually in the stormwater drain where they clog pipes and result in street flooding. In extreme cases, water can back up into homes. Instead of blowing leaves into the street, many areas recommend composting or recycling leaves to avoid obstructing stormwater drains. Remember, we have FREE yard waste recycling in Wells Branch.

Be a Good Neighbor

Two of the most common complaints regarding the use of leaf blowers are blowing the leaves onto a neighbor's yard, and using deafening blowers for long periods of time. If you use a leaf blower, keep leaves on your property and use the leaf blower for only short periods in the middle of the day. **If you use a yard service, make sure they either mulch the leaves or bag them for removal.**

Diana K. Williams is a certified Master Gardener <https://homeguides.sfgate.com/can-blow-leaves-street-103588.html>—edited slightly to apply to Wells Branch

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Mr. PC's Computer Corner: Mailbox Break-ins by Dave DeVore

Mailbox break-ins. What does that have to do with technology that makes our lives easier? If you are one of my many neighbors that has suffered this recently, I do have advice to make it a little better. I've had my community mailbox broken into twice in the last year and a half. The first time, it took about 2 months to get fixed. It was only one bank of boxes for myself and about 7 others. That time, I was able to get the number of the repair supervisor and she got daily calls from me until it was fixed. I was always pleasant, but insistent, that action was required. This time, the perpetrator destroyed every last door on our bank of boxes October 19th at 6:30am. A Ring doorbell and a nearby neighbor's dog helped get him arrested that very day. A description of him and his license plate were useful. He was arrested when he tried to cash a gift card that was reported stolen from one of the boxes. He was out the next day. During my first break-in a couple of years ago, I learned about Informed Delivery, a service you can sign up for online at www.usps.com. Each morning, around 8 am, I get an email with scanned images of the mail I am expected to receive that day. Because I run both a computer repair and a nature photography business, this service has been a godsend. I can see ahead of time if there are checks or other important pieces of mail waiting for me before deciding to make the 30-minute round trip to the Bluebonnet Post Office. That's in addition to my average of 15 to 20 minutes of standing in line for turtle-paced service. I am now only going to the post office once or twice a week when it is necessary. We are now 3 months into the current saga and just learned from a repairman that was fixing another neighborhood set of mailboxes that there is no work order for our box on file. We may set a new world record by the time this is over with. My only hope is that we FINALLY get the newer, more secure block of boxes. I hope this has helped somebody. Thanks for letting me vent! Dave DeVore | dave@mrpcaustin.com | www.mrpcaustin.com | 512-323-5343



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REGISTER WB VOTERS! WIN PRIZES!

Last day to register for March 3rd primary is Feb 3rd.
Early voting begins Feb 18th!

As a community service, the WBNA has agreed to list contact information for both the Democratic and Republican Parties so that residents who choose to get involved have a starting point. Voter Registration Day—January 25—is a non-partisan event. —Debby Thompson, President, WBNA

Republican Party Info submitted by Mary Heffernan, Travis County Republican Party Precinct Chair for Precinct 215.

This article provides detail on area Republican resources and organizations available to you if you want to become involved in the party.

To review upcoming events go to travisgop.com/events on the Travis County GOP site. The events calendar displays all meetings for the area you may have an interest in.

Feb. 3, 2020: Deadline to register to vote in the Mar. 3, 2020 Primary

Mar. 3, 2020: Primary Election Day

Mar. 7, 2020: Republican Precinct Convention (led by each Pct. Chair)

Mar. 21, 2020: Republican SD14 Precinct Convention

May 13-16, 2020: Republican State Convention, Houston, TX

Wells Branch Republicans have a Precinct Chairman for their related precinct number and may be contacted via email. They are: **Pct. 215- Mary Heffernan** at mpheffernan837@yahoo.com, **Pct. 216- Destin Sensky** at destin.r.sensky@gmail.com, and **Pct. 225- Joseph Pojman** at joe@pojman.com. We are currently looking for a Precinct Chair for Precinct 229. Please reach out to mpheffernan837@yahoo.com if you live in this Precinct and have an interest to volunteer and apply.

Other local Resource Information available includes the following:

- For any general SD14/ Travis County information reach out to mpheffernan837@yahoo.com.
- To receive daily updates, go to texasgop.org/, where you can receive via your Inbox, a culmination of trending news articles. Select from this Page, the option "Sign Up for Updates" to begin receiving this information.
- If you like live local updates there is a weekly show every Monday called **The Trailer Park Show** at 5pm and proceeds with **The Right Talk** at 6:30pm. Guests are welcome to join the live show on days the show would be recorded. Austin cable subscribers may watch the show live on Austin Cable Channel 10 or on the internet at austinfilm.org/austin-public/watch/ anytime.
- There are a number of local clubs you may want to become engaged with. I have listed some in the area, but there are more available if you want to join in the area where you work. The clubs below each have a Facebook page. Query by the name of the club on Facebook for access to the page. Contact Mary Heffernan at mpheffernan837@yahoo.com for further information.

Log Cabin Republicans of Austin—Contact this club by completing a query and submit at logcabinaustin.us

NW Austin Republican Women—Contact: mpheffernan837@yahoo.com

North Austin Republicans—Contact: mpheffernan837@yahoo.com

Pflugerville Republican Club—Contact: KevinPakenham@yahoo.com

Information on Democratic Organizations

submitted by Craig Mindell , Travis County Democratic Party Pct. Chair 215

Among other groups, you may follow on **Facebook**, and attend:

Wells Branch Democrats: meets 1st Saturday

Pflugerville Area Democrats Club: meets 2nd Saturday

NETCO Dems (Northeast Travis County Democrats Club):

meets 3rd Saturday

Black Austin Democrats: via Facebook, and

at blackaustindemocrats.org: meets 3rd Thursday

Blue Action North Austin Democrats: see Facebook or

visit blueactiondems.com: meets 2nd Sunday

To review upcoming Travis County Democratic Party events go to traviscountymocrats.org/tcdp-calendar-2/. The events calendar displays all meetings for the area in which you may have an interest.

Wells Branch Democratic Precinct Chairs:

Precinct 215

Krista Keoshey | keyocean@yahoo.com

Precinct 225

Fidel Acevedo | fidelace2020@gmail.com

Precinct 229

Susan Gezana | susgezana2@gmail.com

Precinct 216

Bryan Register | bryan@activist.com

Feel free also to contact any of our Wells Branch Chairs with any questions you may have.

Other Democratic contacts:

Democratic Party: democrats.org

Texas Democratic Party: txdemocrats.org

Travis County Democratic Party: traviscountymocrats.org

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WELLS BRANCH!

*Last day to register for March 3rd primary is
Feb 3rd. Early voting begins Feb 18th!*

All programs are free and open to the public.
Programs with ** require advance registration
at wblibrary.eventbrite.com.

SPECIAL PROGRAMS

The Love of China Dance Performance

Saturday, Jan 25 at 10am

Celebrate Chinese New Year. **

Russ Glen Concert

Friday, Feb 7 at 6:30pm

This singer-songwriter in the tradition of Paul Simon, James Taylor, Jack Johnson and Woodie Guthrie will perform original folk music as well as popular covers. **



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THE L.A.B.

Programs are open to ages 18+ and require advance registration at wblibrary.eventbrite.com. Supplies are provided. Classes are at 6pm. **

- January 15 & 16: Sewing 101– Bring your machine or use ours to create a simple bag.
- Jan 22: T-shirt Pillows– Bring your favorite old shirt to make into a comfy throw pillow.
- Jan 29 & 30: Clothing Alterations– Learn to fix your clothes by hand or machine.
- Feb 5 & 6: Cricut 101– Use DesignSpace and the Explore Air 2 for die-cutting, drawing & scoring.
- Feb 19 & 20: Iron-on vinyl/ gold foil napkins– Use the cricut to cut a design for a fancy napkin.
- Feb 26 & 27: Stamping/ Embossing– Use the Sissix to cut or emboss fancy cards & bookmarks.

ORGANIC PEST CONTROL

Explore safe & effective ways to control bugs and other pests in & around your home with the Travis County Master Gardeners on Thurs, Feb 27 at 6:30pm

RECURRING PROGRAMS

Inclusive Game Group & Dungeons and Dragons 2nd & 4th Sundays from 4:00pm-5:30pm

Join the all-ages inclusive Board Game Group. Play board, card, and strategy games or play D&D with our volunteer Dungeon Masters. The library also has Dungeons & Dragons starter kits available for checkout. No registration required.

Teen Library Council

2nd & 4th Saturdays at 2:00pm

A group for teens & tweens to get involved and make an impact in their library while developing leadership & service skills and earning community service hours.

High School Math Tutoring

Tuesdays from 6:30pm-7:30pm

Free math tutoring for current High School Students in the subjects of Basic Algebra, Geometry, Algebra II, and Pre-Calculus. No registration. Email actachieve@yahoo.com for more information.

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Twitter: @wblibrary

Facebook: Wells Branch Community Library
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Pinterest: Wells Branch Community Library
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Community Garage Sale: 2020 FOL Fundraiser!

by Margaret Sufke, Secretary, FOL

Now that the holidays are over, are you trying to organize all your "stuff"? Want to clear out your older favorites and make some extra money? Looking for a way to help keep Wells Branch great? The Wells Branch Friends of the Library (FOL) 2020 Garage Sale is the answer!

Last year's sale was a huge success and you are invited to be part of the 2020 FOL Garage Sale. There are many ways to participate. You can buy a stall and sell your own goods or services. Your stall fee will serve as a donation to the FOL and you keep all your proceeds. The sooner you register, the cheaper the stall space.

Don't want to manage a booth? No problem. Simply bring your gently-used goods (see schedule below) to the WB Community Library as a donation. Your goods will be sold through the FOL booth and all the FOL sales go directly to library programs.

Please see the enclosed flyer for information on registration and donations.

Don't have anything to sell, and looking instead for some great deals, then head out early! The sale opens at 7:00am. This is your one-stop-shop WB Community Garage sale. There are typically 75-100 stalls to choose from. Imagine going to nearly 100 garage sales at once! There are also tasty concessions on offer. Coffee, food, and shopping all in one spot!

Finally, if you just want to be part of the action and help the community, please consider volunteering at the event. Can't stay the whole day—no problem, even an hour of your time will help. And if you volunteer to help price goods before the sale, you can get a sneak peek of all the goodies.

Come out, visit with your neighbors, and support our community library. Don't forget to grab a membership form at Wells Branch Community Library, the WB Rec Center, Malone's Coffee or Branch BBQ or join online at: wbfriends.org

McNeil Band Fundraisers

Spring Mulch: Give your spring landscaping a jumpstart and help support the McNeil Band and Guard at the same time! Plus, they'll deliver the mulch to you!

There are two different types of mulch to choose from, each is \$5 per bag with a 5 bag minimum. Orders by credit card can be completed through the band website: <http://mcneilband.org>. Mulch will be delivered to your driveway on Saturday, March 7 (see online map for delivery area). Please contact fundraising@mcneilband.org with any questions.

Buy an HEB Gift Card and Support the McNeil Maverick Band! This is an ongoing fundraiser with cards available year round. If you are interested in purchasing cards, please email Sonya Shaffer at shaffer.s@austin.rr.com and we can arrange for pick up of \$50 or \$100 cards. Checks and cash only, please.

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DEADLINE to Register to Vote in the March 3rd Primary is Tuesday, February 3rd.

Make your 2020 voting plan today! by Jeaneane McNulty

Primary elections are often overlooked, even in presidential election years. In the 2016 Presidential election year, where 59.39% of registered Texas voters cast votes in the general election, only 19.92% of registered republicans, and 10.08% of registered democrats voted in their primaries. Primary turnout was even lower in the highly publicized 2018 midterms in Texas, with 7.01% of registered democrats and 10.16% of republicans voting in their primaries and 53.01% overall voter turnout in the general election. (Source: Texas Secretary of State) But savvy voters know that these primary and local elections are where their voice is heard the loudest. Because of the lower turnouts, even relatively small numbers of individual votes can influence the outcome of these races. Primaries often include local elections that more directly impact an individual voter where they live. For example, several judiciary positions, including a Texas Supreme Court seat are on this year's primary ballot, as well as Travis County law enforcement elections. But what is a primary election, anyway? In the US, primaries are how US voters indicate their preference for their own party's candidates in advance of an upcoming general election; the goal is to narrow the field. Texas primaries are 'open', meaning a voter does not have



to be registered as a member of a party to vote in its primary. However, they must sign a pledge at the polls declaring that they will not vote in another party's primary in the same year. Winners in primary elections in Texas are determined by majority vote. In the case that no candidate receives more than the 50 percent of votes cast, the top two candidates proceed to a runoff election.

(Source: Ballotpedia) Run-off elections, when they occur, are even less well attended by Texas voters. Only 1.31% of democrats and 2.64% of republicans voted in the 2016 run-off elections. Texas is historically a low voter turnout state. Looking at even year US elections, Texas has ranked no better than 48th of 51 between 2006 and 2016. Texas voters were energized in the 2018 elections, but still only rose to a rank of 41. (Source: United States Elections Project). With all this in mind, I encourage all my Wells Branch neighbors to take a moment right now and make your plan to vote in 2020. Voters who schedule voting on their calendars are far more likely to make it to the polls! **Find the elections calendar, including last days to register, apply for ballot by mail, early voting and election dates for all 2020 elections on the Travis County Clerks website:** <https://countyclerk.traviscountytexas.gov/elections.html>

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Silver Branchers 2020 Day Trip Schedule by Glen Garey & Larry Williamson

The Silver Branchers began in 1988 as a group of seniors interested in meeting for fun and fellowship. The current group has continued this tradition and would like to extend an invitation to any and everyone who might be interested in making new friends. Meetings are held Thursdays from 1-3pm at the Wells Branch Rec. Center, 3000 Shoreline Drive, to visit and play games. We also have socials and take day trips to local places of interest from time-to-time (list below). Membership is free. Anyone 50 or older is welcome.

April 9 or 16*—Spring Trip: Natural Bridge Wildlife Ranch, New Braunfels, with lunch at **The Gristmill**. We will **leave** the Rec. Center at 9am, returning by 4pm. Cut off for registration is April 1.

<https://wildliferanchtexas.com/>
<http://gristmillrestaurant.com/>

October 15 or 22*—Fall Trip: Mammoth Monument, Waco, with lunch at **Magnolia Market at the Silos**. We will **leave** the Rec. Center at 9am, returning by 4pm. Cut off for registration is October 7.

<https://www.nps.gov/waco/index.htm>
<https://magnoliacom/>

December 3 or 10*—Christmas Luncheon – Oasis, Lake Travis. We will **leave** the Rec. Center at 11am, returning by 3pm. Cut off for registration is November 25.

<http://www.oasis-austin.com/>

*Alternate dates for each event are to account for weather. If the weather is good on the first date, we'll go on that day. If it is not, we'll try on the second date.

You are responsible for paying your entrance fees and meals. We car pool for transportation, so you may be asked to contribute for the driver's expenses. Transportation is

limited, so please sign up for a ride by calling Wells Branch MUD customer service at 512-251-9814 or in person at the Wells Branch Recreation Center by the cut off date. For more information call Glen at 512-461-1665 or see our information on the Wells Branch Neighborhood Association website: <http://wbna.us/community/silver-branchers/>

In case you may be looking for day trips in addition to those we have planned, the BACA Center in Round Rock has a list of outings at the following link:

<https://www.roundrocktexas.gov/wp-content/uploads/2020/01/Spring-Trip-Guide.pdf>

To avoid the \$5 extra surcharge for every trip, seniors can sign up for a yearly Baca Center Pass at 301 W Bagdad, Round Rock. The office is open 7:30am to 5:30pm Monday thru Friday. If you are only interested in avoiding the \$5 surcharge on each senior trip, and not interested in the Baca Center facilities and weight room, then the **yearly** fee is \$25. The fee goes up to \$30 after January 30. Spring trip registration begins Tuesday, Jan 28. Without the yearly Baca Center card, you can still register for and attend Baca Center trips, but it will cost you \$5 more per trip.



Silver Branchers' Christmas Luncheon 2019



Hello, neighbor!

Carmina Eaton, Agent
 4201 W Parmer Lane Bldg B
 Austin, TX 78727
 Bus: 512-244-6641
carmina.eaton.cao9@statefarm.com

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What is the True Cost of Selling to an "I-Buyer"?

While selling to an I-Buyer means no showings to prepare for, it also means you have no representation or anyone looking out for your best interest. As the chart below shows, you also give up more of your hard-earned equity in total net proceeds. Source: <https://zavvie.com/homecity/offer-optimizer>

						
Open Market Sale	\$300,000	Instant Sale	\$296,430	\$297,690	\$292,230	\$292,110
Service Fee	ZERO	Service Fee	7.5% \$22,232	7.9% \$23,518	7.5% 21,917	7% - \$20,507
Commissions		Commissions				
Seller Agent	3% \$9,000	Seller Agent	2% \$5,929	2% \$5,954	2% \$5,845	2% \$5,859
Buyer Agent	3% \$9,000	Buyer Agent	0% \$0	0% \$0	0% \$0	0% \$0
Prep & Repairs	\$3,900	Prep & Repairs	\$11,264	\$8,633	\$12,858	\$10,253
Closing Costs	\$3,300	Closing Costs	\$0	\$3,661	\$4,529	\$3,515
Cost of Selling	\$25,200	Cost of Selling	\$39,425	\$41,765	\$45,149	\$40,134
Estimated Net	\$274,800	Estimated Net		\$257,005	\$255,925	\$247,081



Is selling to an IBuyer really worth it? To receive a Right Price Analysis, call Pam today!

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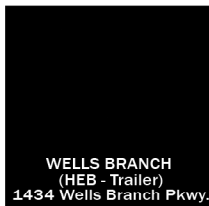
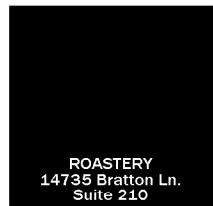
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Check: _____ Here is my check (made out to WBNA) for \$20 annual dues for 2020.

I am: _____ renewing my membership _____ a new member

Name(s): _____ E-mail: _____

Address: _____ Phone: _____

I/we want to help with: _____ Newsletter Delivery _____ Crime Watch _____ July 4th

_____ Easter Egg Hunt _____ Nat'l Night Out _____ Luminary Fest

MAIL TO: WBNA Membership, 2104 Klattenhoff, Austin, TX. 78728

